



City of Santa Barbara California

COURTESY NOTICE OF A MEETING OF THE PLANNING COMMISSION TO THE PROPERTY OWNERS WITHIN 300 FEET OF A PROJECT

THURSDAY, MARCH 16, 2017
12:00 P.M.* (SEE NOTE BELOW)
CITY HALL – 735 ANACAPA STREET
ROOM 15

**APPLICATION OF TRISH ALLEN, APPLICANT FOR RALPH HOROWITZ,
350-352 HITCHCOCK WAY, APN 051-240-003, E-3/P-D/S-D-2 ZONES, GENERAL PLAN
DESIGNATION: COMMERCIAL/MEDIUM HIGH RESIDENTIAL (MST 2016-00469)**

The applicant proposes to construct a 3,600 square foot aluminum and fabric structure to be used as a sales office and showroom, and a 388 square foot restroom trailer at the west (front) portion of the property during the construction of the approved 36,752-square foot two-story automobile dealership showroom and service center currently under construction. The temporary structure would include an automobile showroom and office space for approximately 17 months. Following construction, these uses would be relocated into the completed automobile dealership building.

The application is for a Substantial Conformance Determination (SCD Level 3) that the temporary structure is consistent with the approval of a Development Plan and a Planned Development Zone (P-D) Development Plan by the Planning Commission on April 7, 2016. The approved project was found to be exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183.

The purpose of this meeting is for Planning Commission to provide comments on the requested Substantial Conformance Determination which will be considered by the Community Development Director. No action will be taken at this meeting.

You are invited to attend this meeting. Written comments are welcome and will be entered into the public record. Written information should be submitted prior to the meeting at the Planning Division Office, 630 Garden St; by mail attention Planning Commission Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990; or by email at PCSecretary@SantaBarbaraCA.gov, and received no later than 4:30 P.M. on the Monday before the Planning Commission hearing. Please submit 12 copies of any written materials over 2 pages. Written comments are accepted at and up to the time of the meeting; however, the Planning Commission may not have time to consider materials submitted after the Monday deadline.

This is the only notification you will receive for this project. The scope of this project may be modified under further review. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for this item, please contact Andrew Bermond, AICP at (805) 564-5470, extension 4549, or by email at ABermond@SantaBarbaraCA.gov Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under *City Calendar* to verify closure dates.

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

COURTESY NOTICE FOR 350-352 HITCHCOCK WAY SCD

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* **NOTE:** On Thursday, March 9, 2017, an Agenda with all items to be heard on Thursday, March 16, 2017, will be available at 630 Garden Street and online at www.SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Agenda items are subject to change. It is recommended that applicants and interested parties plan to arrive for the meeting at 12:00 p.m. Continuances will not be granted unless there are exceptional circumstances.